



STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, **ROSA A. RIOS**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of :

FILE NO. 05-0690

filed in my office as official records of the City of Dallas, and that I have custody and control of said records.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the 15th day of **December, 2008**.

A handwritten signature in blue ink, reading 'Rosa A. Rios', written over a horizontal line.

ROSA A. RIOS
ASSISTANT CITY SECRETARY
CITY OF DALLAS, TEXAS

TM

**GOVERNMENT
EXHIBIT
3226
3:07-CR-0289-M**

OFFICIAL ACTION OF THE DALLAS CITY COUNCIL

February 23, 2005

05-0690

- Item 48: Authorize (1) the use of 2003 Bond Funds for four projects recommended by the Single-Family Infrastructure Review Committee, to provide subordinate bond financing for street infrastructure development costs of new mixed income single-family subdivisions pursuant to the Single-Family Housing Infrastructure Development Bond Program; and, (2) the execution of participation agreements, private development contracts, and deed restrictions in connection therewith - \$2,202,135 - Financing: 2003 Bond Funds

Approved as part of the consent agenda.

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OFFICE OF THE CITY SECRETARY

CITY OF DALLAS, TEXAS

050490
February 23, 2005

WHEREAS, the City of Dallas seeks to increase the supply of new affordable housing for low and moderate income and working individuals and families in order to attract and retain economic growth; and

WHEREAS, On June 23, 2004, the Dallas City Council authorized issuance of a Request for Applications (RFA) under the Single-Family Housing Infrastructure Development Bond Program to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions, contingent on the availability of future bond proceeds; and

WHEREAS, On July 2, 2004, the Housing Department issued a RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions and applications were received on November 12, 2004; and

WHEREAS, On January 6, 2005, the Single-Family Infrastructure Review Committee recommended approval of four responsive applications; and

WHEREAS, On January 18, 2005, the Housing and Neighborhood Development Committee recommended approval of four (4) projects for bond funding under the Single-Family Infrastructure Participation Program for use of \$2,202,135 in 2003 General Obligation Bond funding for single-family development; **NOW THEREFORE**;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Council of the City of Dallas hereby authorizes the use of \$2,202,135 in 2003 General Obligation Bonds for four (4) projects recommended for funding on the schedule attached as "Exhibit 1".

Section 2. That the City Manager or her designee, upon approval as to form by the City Attorney, is hereby authorized to execute a participation agreement and a private development contract, including the applicable specifications, with each of the four (4) vendors recommended for award, subject to each vendor entering into and recording deed restrictions acceptable to the City Attorney's Office. The deed restrictions will require that , as to each project, the indicated number of lots will be sold to low and moderate income households with the indicated subsidies passed through to the purchasers as shown on Exhibit 1.

APPROVED _____
HEAD OF DEPARTMENT

APPROVED _____
CITY CONTROLLER

APPROVED _____
CITY MANAGER

February 23, 2005

Section 3. That the Controller is hereby authorized to encumber and disburse funds in accordance with the terms and conditions of the contracts as follows:

Fund 3R21, Agency PBW, Org R873, Obj 4210, PD HOUR873D038, \$219,178
Vendor #518078, Garden Grove Development Group

Fund 3R21, Agency PBW, Org R873, Obj 4210, PDHOUR873D039, \$ 19,636
Fund 4R21, Agency PBW, Org R873, Obj 4210, \$733,770
Vendor #518198, Klingman Development Company

Fund 4R21, Agency PBW, Org R873, Obj 4210, PDHOUR873D040, \$346,301
Vendor #518132, Mooreland Development

Fund 4R21, Agency PBW, Org R873, Obj 4210, PD HOUR873D041, \$883,250
Vendor # 518124, Kiest Blvd, LP

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the charter of the City of Dallas, and it is accordingly so resolved.

DISTRIBUTION:

Housing Department
City Attorney's Office
Office of Financial Services/Community Development, 4FN

APPROVED BY
CITY COUNCIL

FEB 23 2005

[Handwritten signature]
CITY CLERK

APPROVED

HEAD OF DEPARTMENT

[Handwritten signature: Douglas A. Dykne]

APPROVED

CITY CONTROLLER

[Handwritten signature: R. Williams]

APPROVED

CITY MANAGER

[Handwritten signature]

RECOMMENDED BOND PROJECTS

PROJECT NAME	DEVELOPER	HOME BUILDER	LOTS	TOTAL SUBSIDIZED	PER LOT SUBSIDY	PRICE RANGES	NUMBER OF MODELS	AWARD AMOUNT
Garden Vista Phase I (mapsco 70J)	Garden Grove Development Group Tom McCabe David Deason Chuck Sackley	Ventana Homes Hacienda Home Bldrs B Homes Enterprises	15 15 21	20	10,959	100,000- 150,000	6	219,178
Cedar Creek Ranch Phase I & II (mapsco 66X)	Klingaman Development Company Gary and Katherine Klingaman	B. Nelson Mitchell History Maker Homes	201	65	11,591	98,500-149,450	8	753,406
Parkway Village Phase II (mapsco 49U)	Mooreland Fund II - Michael Beaty AP Lawton, L.P. - Jay Anthony	Marksburg Homes L.P.	98	49	7,067	99,000-130,000	5	346,301
Cedar Crest Square (mapsco 55M)	Kiest Blvd. L.P. Ronald Slovacek Andrea Spencer	KB Home Trinity Signature Homes	203	101	8,745	128 Townhomes @ 90,000-120,000 75 SF @ 120,000- 160,000	5 Town Home & 5 Single Family	883,250

005

CATEGORY: MISCELLANEOUS

AGENDA DATE: February 23, 2005
COUNCIL DISTRICT(S): 5, 7, 8
DEPARTMENT: Housing
CMO: Ryan S. Evans, 670-3314
MAPSCO: 49U 55M 66X 70J

SUBJECT

Authorize (1) the use of 2003 Bond Funds for four projects recommended by the Single-Family Infrastructure Review Committee, to provide subordinate bond financing for street infrastructure development costs of new mixed income single-family subdivisions pursuant to the Single-Family Housing Infrastructure Development Bond Program; and, (2) the execution of participation agreements, private development contracts, and deed restrictions in connection therewith (list attached) - \$2,202,135 - Financing: 2003 Bond Funds

BACKGROUND

On May 3, 2003, the voters of Dallas approved the sale of \$8,000,000 in General Obligation Bonds to fund public infrastructure development of mixed-income single-family workforce housing developments under a \$67 million street bond package.

On June 25, 2003, the Dallas City Council authorized the Single-Family Housing Infrastructure Development Bonds and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent, on the availability of future bond proceeds.

On July 15, 2003, the Housing Department issued a RFA seeking applications from developers to build infrastructure improvements for new mixed-income single-family subdivisions. Applications were received on November 14, 2003. On June 23, 2004, the City Council approved participation in four new single-family subdivisions.

On June 23, 2004, the Dallas City Council authorized issuance of a Second Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds. The RFA was issued on July 2, 2004.

On January 6, 2005, the Single-Family Infrastructure Review Committee recommended approval of four responsive applications.

BACKGROUND (continued)

On January 18, 2005, the City Council Housing and Neighborhood Development Committee voted to recommend approval of all four projects.

In consideration for the City's participation in the street infrastructure development cost, each of the four recommended projects will deed restrict certain lots to be sold to qualifying low and moderate income households at subsidized prices. The aggregate of those subsidies to qualified purchases is intended to be equal to the amount of the City's participation in scheduled costs.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2003, the City Council authorized the Infrastructure Development Bond Program and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds, by Resolution No. 03-1931.

On June 23, 2004, the City Council authorized the second Single-Family Housing Infrastructure Development Bond Program and issuance of a Request for Applications (RFA), to solicit proposals from developers to build street and alley infrastructure improvements, including incidental drainage improvements, for new low- to moderate-income single-family subdivisions contingent on the availability of future bond proceeds, by Resolution No. 04-2142.

On January 18, 2005, the Housing and Neighborhood Development Committee voted to recommend four (4) projects for approval under the Single-Family Infrastructure Participation Program using \$2,202,135 in 2003 Bond Funds.

FISCAL INFORMATION

2003 Bond Funds - \$2,202,135

Council District 5 - \$ 346,301

Council District 7 - \$ 883,250

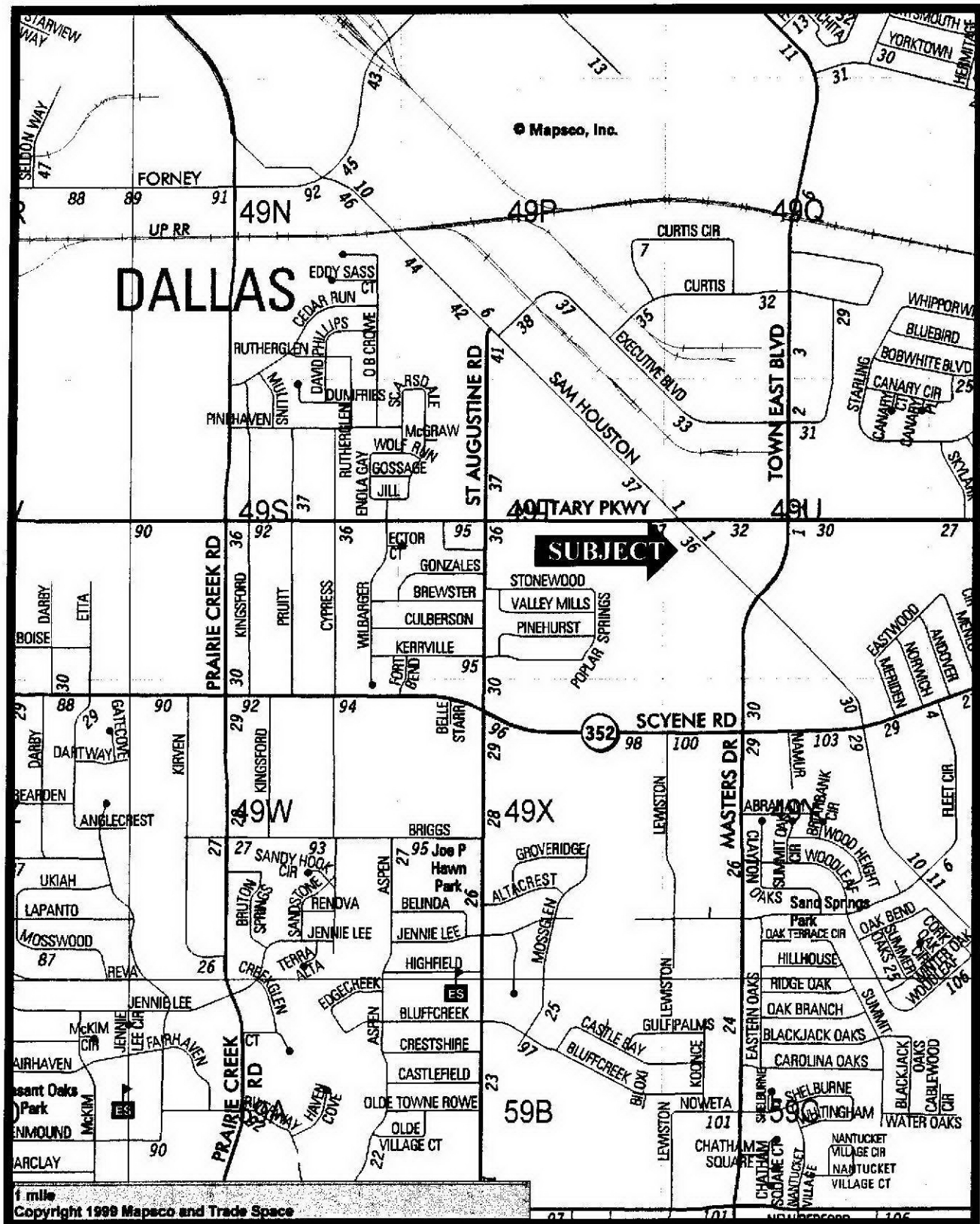
Council District 8 - \$ 972,584

MAP(S)

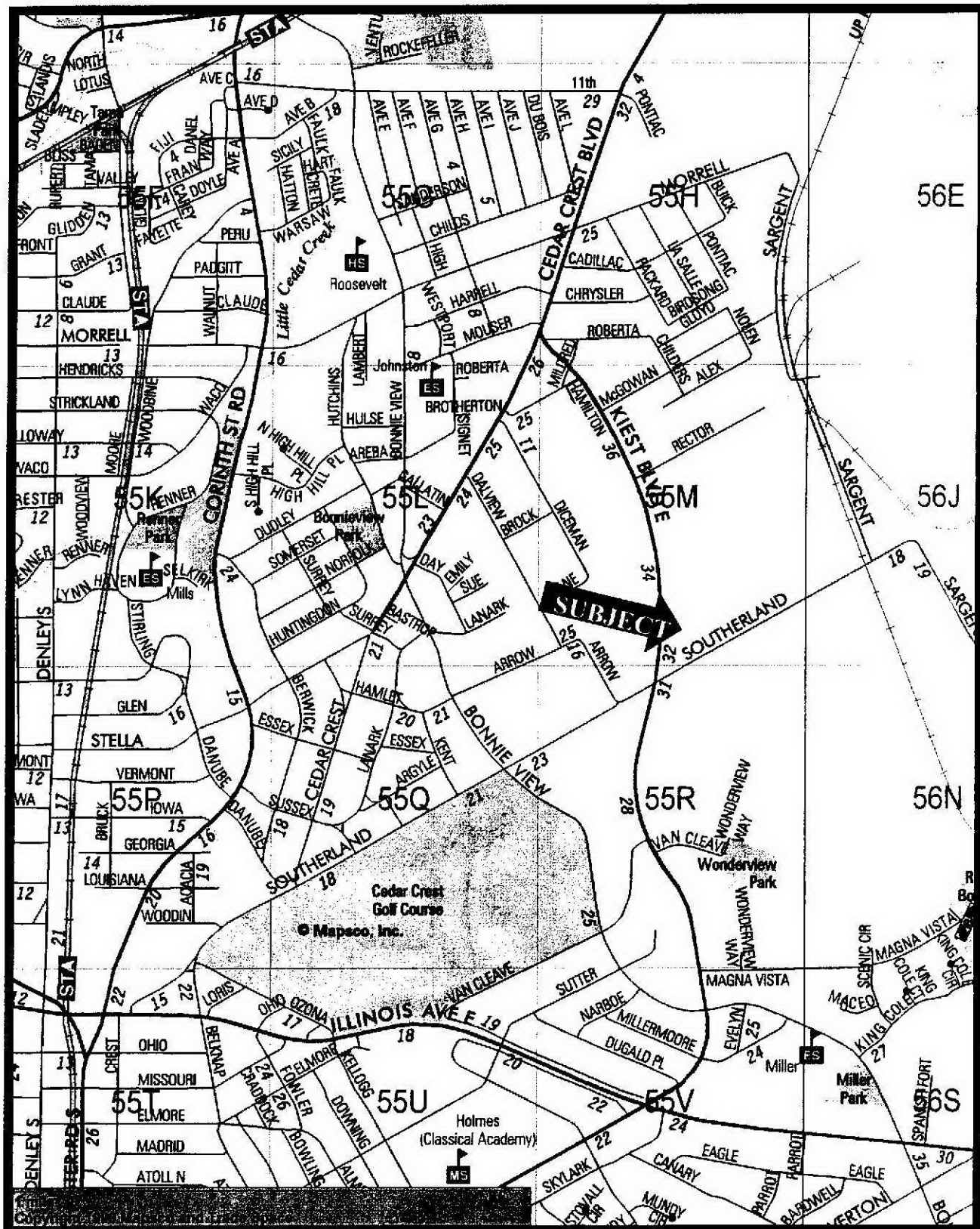
Attached

**Single-Family Housing Infrastructure
Recommended Bond Projects**

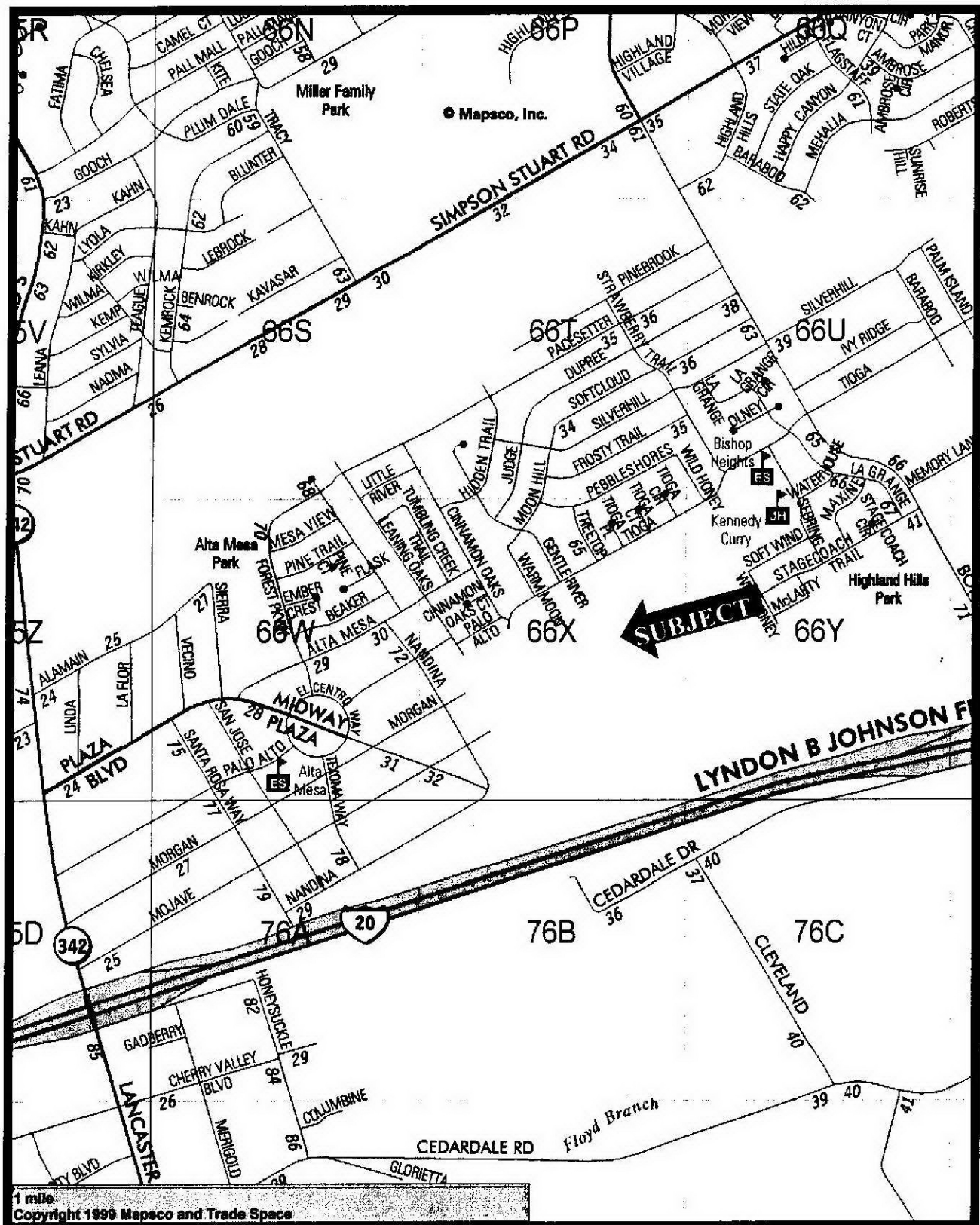
<u>Project Name</u>	<u>Council District</u>
Garden Vista Phase I	8
Cedar Creek Ranch Phase I & II	8
Parkway Village Phase II	5
Cedar Crest Square	7



MAPSCO 49U



MAPSCO 55M



MAPSCO 66X

SEE ALSO

THE FOLLOWING FILES CONTAIN INFORMATION RELATING TO THIS FILE AND
MAY BE OF INTEREST. THE INFORMATION CONTAINED IN THESE FILES MAY
AMEND, REPEAL OR OTHERWISE AFFECT THE STATUS OF THIS FILE.

031931

042142

THIS FILE IS:

050690
